

Full Specification List

Internal Fixed Items	Item information/Brand name
Internal doors	Mexicano Oak
Internal handles, knobs & locks	Argo Lever door handles, colour black nickel or Satin Chrome
Internal Skirting and Architraves	Pre Primed MDF Torus Architraves and Skirting.
Internals walls and ceilings	Johnstone Vinyl Matt White <i>*see the Additional & Extras chart for paint range changes & feature wall options</i>
Internal wood work to Skirtings, Architraves, Door frames & stairs etc	Johnstone white Eggshell <i>*see the Additional & Extras chart for paint range changes & feature wall options</i>
Sanitaryware in all Bathrooms - Wash Hand Basins, Baths, Toilets	Ideal Standard Concept Air range <i>*brochure available upon request</i>
Showers	Merano Thermostatic mixer valve shower with separate body wash & riser rail – Colour Matt Black <i>*brochure available upon request</i>
Bathroom Taps	Architext Mono block tap & mixer for the bath – Colour Matt Black <i>*brochure available upon request</i>
Kitchen Appliances	NEFF Single oven, NEFF Microwave, CDA 4 way induction hob, CDA Dishwasher, CDA Tower Fridge freezer (Subject to amendment based on stock at the time of order).
Kitchen Sinks & Utility Room Sinks	Wren Kitchens Contract range - Tibet bowl and a half for the main kitchen and Tibet single bowl for the utility room.
Kitchen & Utility Room Taps	Wren kitchens Iris Monoblock Chrome tap.
Sockets & Switches	MK Logic plus & Trendisw white sockets with USB input.
BT Access point and potential speed	BT will be installing an above ground new fibre optic install and they indicated speeds of under 75mbs however an exact speed cannot be given until connection is made.
Spotlights	Single disc 25mm slim profile spot lights in white.

Internal Variable items (within the scope of the range detailed only)	Item information/Brand name
Kitchen	Wren Infinity Milano Gloss Kitchen Range - <i>*brochure attached & colour options attached</i>
Bathroom tile choices	Waxman Ceramics Contract Tile collection – Blaze tile for all en-suites & Marmor tile for the Master Bathroom– <i>*Multiple colour options for the Blaze tile range upon request</i>
Kitchen floor tile choices	Waxman Ceramics Contract Range - Corsica tile – <i>*Multiple colour options provided in brochure upon request</i>
Kitchen Worktops	Wren 38mm Luxury worktop range <i>*Multiple colour options provided in brochure upon request</i>
Kitchen Worktops/Upstand	Wren upstand range to match the worktop colour <i>*Multiple colour options provided in brochure upon request</i>
Cooker splash back	Clear glass upstand for the cooker surround
Kitchen Appliances	Appliance upgrades to Miele, Bosch, Smeg, Gaggenau, Wolf or similar is available at additional costs to the client <i>*note decisions would need to be placed pre Exchange of contracts to allow us to factor this into the Build process.</i>

Additional/Extras	Item information/Brand name
Quooker Hot taps	Information available upon request <i>*note decisions would need to be placed pre Exchange of contracts to allow us to factor this into the Build process</i>
Kitchen Appliances	Appliance upgrades to Miele, Bosch, Smeg, Gaggenau, Wolf or similar is available at additional costs to the client <i>*note decisions would need to be placed pre Exchange of contracts to allow us to factor this into the Build process.</i>
Paint / Feature walls	Choices can be made to install various feature wall designs, such as Kelly Hoppen, Architectural paints, Johnsons professional or contract ranges. However costs would have to be determined on a material and labour schedule subject to final sign off.
Fitted Wardrobes & Dressing Areas	Fitted wardrobe costs can be obtained <i>*note decisions would need to be placed pre Exchange of contracts to allow us to factor this into the Build process</i>

Curtains and Blinds	Costs can be obtained <i>*note decisions would need to be placed pre Exchange of contracts to allow us to factor this into the Build process</i>
Carpet designs	Costs can be obtained via an external source, however decisions would need to be placed pre Exchange of contracts to allow us to factor this into the Build process.
Kitchen Worktops - Wood, Corian or Granite	Costs can be obtained via an external source, however decisions would need to be placed pre Exchange of contracts to allow us to factor this into the Build process.
Kitchen Taps & Sinks- Upgrades	Should the purchaser wish to upgrade/change kitchen taps to Chrome, Black, Brushed satin or Gold. The option is available <i>*note decisions would need to be placed pre Exchange of contracts to allow us to factor this into the Build process</i>
Socket and switch design and upgrades	Should the purchaser wish, we could look to add in Chrome, Black, Brushed satin or Gold socket plates and switches.
Light fixture and fitting design upgrades	Should the purchaser wish, we could look to add in single light fittings to each room as opposed to spot lights, by way of feature chandeliers.
HDMI Wall & power mounted socket points	Should the purchaser wish to have a wall mounted HDMI and double socket point this can be added at locations to suit.